

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur020FACE BRICK 100
GABLE/HIP 100

Roof Cover003COMP SHNGL 100

Interior Wall005DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo11CLAY TILE 40

Air Condition003CENTRAL 100

Heating Type004AIR DUCTED 100

Bedrooms Bathrooms Frame0023 100
2.5 100
WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme Occupancy006DIST 1D 100
NONE 100

Quality003Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4601001,460115,487

FGR6005533026,103

FOP7530221,740

TOTALS2,1351,812143,332

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,812121.2000115.14208,6341977197700031.3068.70

1 SINGLE FAM - 100% - 0Heated Area: 1460HX Base Yr

2225203030

2225203030

25FOP1993

32BAS1993

30FGR1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE143,332

TOTAL MARKET OB/XF VALUE3,509

TOTAL LAND VALUE - MARKET86,700

TOTAL MARKET VALUE233,541

SOH/AGL Deduction127,216

ASSESSED VALUE106,325

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE56,325

TOTAL JUST VALUE233,541

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE227,647

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

0563/09732/21/1989WDQI4,000

GRANTOR:MORRISON WAYNE H

GRANTEE:LOVELESS JOHN T JR

0241/02126/01/1977WDUV4,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S2 W22 S30 E22 FOP=[YR=1993] S3 E25 N3W25\$
E25 FGR=[YR=1993] E20 N30 W20S30\$ N32\$.

EXTRA FEATURES

6730 LEE LN, BRYCEVILLE

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000100.00SF6.506.5010019801980332.5211

20811CONCRETE B010000640.00SF5.205.2010019801980332.51,082

30940SHEDS/PORT01002012240.00SF21.3021.30100200020003201,022

40811CONCRETE B01002820560.00SF5.205.20100198319833411,194

LAND DESCRIPTIONTOTAL OB/XF3,509

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000007OR0.000.002.89AC1.001.001.0030,000.0030,000.0086,700

REVIEW DATE01/14/2021BYWWATotal Acres: 2.89Total Land Value: 86,700Market: 0Agricultural: 0Common: 86,700PRINTED 08/06/2024 BY SYS